

Single Family Residence **RESIDENTIAL**

40 SUNRIDGE DR

RENO, NV 89511

\$997,227 TopHap Estimate · \$503 / ft² · confidence 87 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,984 ft²

LIVING AREA

0.54 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$997K

\$866K low

\$1.1M high

Last Sale

\$950,000 · Dec 20, 2024

Est. Owner Equity

\$347,227

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$3,701 (2025)
Assessed Value	\$124,301
Previous Assessed	\$125,946
Assessor Market Value	\$355,147

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Washoe
Lot (acres)	0.54
Construction	Frame (Unspecified)
Foundation	Wood (Unspecified)
Roof	Metal
Heating	Forced Air
Garage	Garage, Basement
Pool	No

Deck · 320 ft²

Patio · 320 ft²

Porch · 272 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2024	Resale	Bargain And Sale Deed	\$950,000	\$479	\$650K
Dec 12, 2024	Financing	Intrafamily Transfer			
Sep 9, 2022	Resale	Bargain And Sale Deed	\$903,000	\$455	\$647K
Jul 22, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Jun 18, 2021	Financing	Deed			
Jul 17, 2012	Recorded document	Affidavit Of Death			
Mar 31, 2003	Resale	Grant Deed	\$335,000	\$169	\$285K
Dec 31, 1998	Resale	Grant Deed	\$235,000	\$118	\$223K
Dec 18, 1992	Resale	Grant Deed	\$170,000	\$86	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ted Hunsburger Elementary School	Elementary	KG–5	5.5 mi
Galena High School	High	9–12	5.5 mi
Marce Herz Middle School	Middle	6–8	5.7 mi

District: Washoe County School District



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Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 89511

65 CRIME INDEX	88 AIR POLLUTION	30,600 POPULATION	\$126K MEDIAN IN-COME	42°F AVG TEMP	79% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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